

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01001
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Plough Farm, North Wraxall, Chippenham, SN14 7AR
DEVELOPMENT DESCRIPTION:	Demolition of single storey section and erection of two storey extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of an existing single storey section to the building which contains a utility and store area, and the erection of a replacement two-storey extension in the same position.

The application has been submitted using Householder application forms. During the course of the application, the red line on the location plan was revised to ensure that the site did not extend beyond the established residential curtilage.

Plan extracts below demonstrate the existing and proposed arrangement of the dwelling.



The proposed extension is proposed to contain a utility, hallway, dining room and staircase leading to the new first floor area where a bedroom with en-suite will be created; the scheme is consequently proposing an increase from a 4 to a 5 bedroom dwelling.

The extension proposed a pitched roof to align with the existing dwelling with the ridgeline marginally lower than the main section of the existing dwelling. Materials proposed are Cotswold stone walls, slate tile roof, and UPVC windows and doors. In terms of fenestration, the extension includes both ground and first floor casement windows to the front, side and rear elevations, also incorporating a ground floor entrance door to the rear elevation.

SITE DESCRIPTION/CONTEXT

Plough Farm is a large two-storey dwellinghouse positioned on a crossroads along Down Road, in a rural location on the outskirts of the village of North Wraxall; the nearest residential properties being in the nearby village of Mountain Bower to the south-east. The property occupies a generous plot and there are a variety of farm outbuildings and paraphernalia in the adjacent farmstead.



The building is constructed from Cotswolds stone, with a slate tile roof and UPVC windows and doors. The building is of a linear arrangement, positioned adjacent to the road; however, the primary entrance is situated to the rear of the building. The property has been subject to previous alterations and extensions which result in the staggered roofline presently visible.

The application site is subject to the following planning policy constraints:

- Cotswolds National Landscape
- Countryside Character Area – Cotswolds
- Historic Building Site and Monument Record – Plough Farm
- Historic Building Site and Monument Record – Outfarm SW of Plough Farm
- Flooding from groundwater unlikely
- Bat SAC Zones of Impact

PLANNING HISTORY –

N/96/01108/FUL – Extension to farmhouse to form an annexe extension/annexe - Approved with conditions 05.08.1996

N/89/00901/OUT – Outline - Agricultural Workers Dwelling – Refused 26.06.1989

N/79/01947/F - Extension to provide a new bathroom, hall and cloakroom – Approved with conditions 03.03.1980

N/85/00571/F – Erection of mobile home for agricultural worker – Refused 29.04.1985

N/89/00899/FUL – Agricultural building – Approved with conditions 15.05.1989

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape

Countryside and Rights of Way Act 2000

Cotswolds National Landscape Management Plan

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places
- Section 15: Conserving and enhancing the natural environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area and the Cotswolds National Landscape
- Residential Amenity
- Highways Impact and Parking
- Bat SAC Zone of Impact

CONSULTATION RESPONSES

North Wraxall Parish Council: No response

Whilst no formal response was provided by North Wraxall Parish Council, it is noted on the North Wraxall Parish Council website that within the minutes of the meeting held on 12th March 2026, no objections were raised to this proposal.

Wiltshire Council Highways Officer: No objection

I refer to the above planning application for the demolition of a single storey section and erection of two storey extension.

The site benefits from adequate off street parking and the existing vehicle access is not proposed to be altered.

I raise no highway objection.

Wiltshire Council Highways Officers were reconsulted upon the submission of an amended red line on the location and block plans, to which no objections were raised:

I refer to the amended plans for the above planning application. I adhere to my previous comments:

The site benefits from adequate off street parking and the existing vehicle access is not proposed to be altered. I raise no highway objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter; however, at the time of writing, no representations have been received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area and the Cotswold National Landscape

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The Cotswolds National Landscape Management Plan policy CE1 (Landscape) states that proposals should seek to further the conservation and enhancement of the scenic quality of the location and its setting, whilst policy CE4 (Local Distinctiveness) states proposals should be designed to respect the local settlement pattern, building styles, scale and materials.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

Whilst the main entrance to the property is situated at the rear of the building, the principal elevation is the façade which faces the road; however, the linear form of the host dwelling is such that the proposed extension would impact both the front and rear elevation. The extension is proposed to be on the same footprint as the existing single storey section but proposes the addition of a first floor. The two-storey extension would continue the existing pitched roof profile, albeit at a marginally lower height than the existing built form, which would allow for the addition to appear visually integrated with the original dwelling.

The proposed extension has been designed to appear sympathetic and subordinate to the host property by virtue of the scale and proposed use of matching construction materials to reflect the established character and appearance of the dwelling. The proposed development would increase the level of glazing at the site; however, the amount is not excessive and as such would not appear incongruous to the host dwelling.

The proposed development does not indicate that the resulting footprint would extend further into the rear amenity area than existing, nor will it impact on the adjacent entrance to the property. The dwelling is already a substantial property, and it is acknowledged that whilst additional bulk and mass will result, the proposal would remain proportionate to both the dwelling and its setting, avoiding an overdeveloped appearance and respecting the existing height and linear arrangement of the property. The overall design and scale of the proposed

works are not considered to give rise to unacceptable visual impact and are regarded as sympathetic to the dwelling's established character and built form.

Furthermore, it is acknowledged that the site is situated within the Cotswolds National Landscape. The dwelling is situated in a rural setting, with far reaching views to the front, side and rear elevations. Given the openness of the site and surrounding area, vantage points to the proposed extension may be possible from long reaching views within the National Landscape. Whilst the extension will result in increased bulk and mass, it is considered that the proposed works will read as an extension to an existing residential building that is both subservient and sympathetic to the existing dwelling through the use of matching materials and a marginally lower ridgeline. Additionally, the extension is wholly contained within the residential curtilage and does not project into, nor adversely influence, views to or from the wider National Landscape. Given the overall scale and design of the proposed works and resulting increased bulk and mass, the development is not considered to result in harm to the landscape character of scenic qualities afforded to this location.

By reason of the scale, design and materials used, the proposed works are compatible with, and complementary to, the character of the host dwelling and the wider locality, constituting development that is sympathetic to and respects the architectural integrity of the host dwelling, contributing positively to the character of the area. The proposed extension is not considered to be incongruous within the setting, presenting as a subservient addition to the main dwelling. Therefore, the development is deemed to comply with CP51 and CP57 of the Wiltshire Core Strategy, policies CE1 and CE4 of the Cotswold National Landscape Plan, the Wiltshire Design Guide and sections 12 and 15 of the NPPF in conserving and enhancing the National Landscape.

Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The property is secluded from any nearby residential properties, given that the nearest dwellings (Maggs Farm and Ivy Grove Cottage) are located within the nearby village of Mountain Bower, approximately 350m to the east.

The other buildings within range of the dwelling are the outbuildings associated with the wider farmstead. Whilst additional fenestration is proposed, the windows will predominantly overlook the road and rear of the site and not in the direction of the Maggs Farm and Ivy Grove Cottage, thereby the proposals are not considered to result in unacceptable impact to residential amenity. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impacts and Parking

Core Policy 61 of the WCS seeks to ensure that all new developments are capable of being served by safe access to the highway network. In addition paragraph 111 of the Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would enable the property to increase from a 4 to a 5 bedroomed dwelling. Currently, the application site benefits from 2 locations for off-road parking – one is to the side of the curtilage and adjacent to the road, with a hardstanding area fronting a lean-to garage type structure being able to accommodate at least 1 vehicle. The other location is to the rear of the application site, accessed via the shared entrance to the farm buildings. Given the increase in the bedrooms, a property of this size would need to demonstrate availability for 3+ vehicle parking positions to serve the dwelling, which can be achieved when looking collectively at the current available parking provision.

Wiltshire Council Highways Officers have not objected to the scheme, confirming that the site benefits from adequate off-street whilst acknowledging that the existing vehicle access is not proposed to be altered.

It is therefore considered the proposed works would not result in harm or impact to highway safety and is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Bat SAC Zones of Impact

The wider landscape surrounding Box and Corsham is of international importance for bats. Locally, their habitat is protected through a Bat Special Area of Conservation (SAC) which is focused around the Box mine complex, just outside of the Corsham Neighbourhood Plan boundary. It is known that essential foraging and commuting routes supporting this SAC extend for several kilometres outside the SAC boundary, including the entire Corsham Neighbourhood Plan area. This Batscape Strategy sets out to influence and enhance the sustainable development of Box and Corsham through protecting important bat habitats within the designated Neighbourhood Plan area.

Although the application site is located within the Bat SAC Zone of Impact, the nature, scale, and location of the proposed works are not considered to give rise to any adverse effects on bats or their associated ecological networks. The development relates solely to a domestic extension and does not involve the removal of mature vegetation, trees, hedgerows or other landscape features that typically provide key foraging or commuting habitat for SAC bat populations and the wider foraging resource and established commuting corridors within the surrounding landscape will remain unaffected.

There is no evidence of roosting potential within the parts of the building affected by the works, and no structural features suitable for bats will be disturbed, destroyed, or modified as part of the proposal. Therefore, given the limited and localised nature of the works, the proposal is

not considered likely to give rise to any significant effects on bats or the integrity of the SAC. Therefore, it is considered that the proposal will meet with the requirements of policy CP50 to the Wiltshire Core Strategy, the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015) and relevant legislative duties.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

By reason of the scale, design and proposed materials, the proposed development is considered acceptable and will not result in unacceptable visual impact to the main building, its plot or the surrounding area. The proposed extension will result in sympathetic and subservient addition that is proportionate to the existing built form, whilst integrating with the overall character and appearance of the building. Furthermore, the proposed works are not considered to result in harm to the scenic qualities afforded to, and views to and from, the National Landscape, whilst also not resulting in unacceptable impact to residential properties in the wider vicinity.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, The Cotswolds National Landscape Management Plan, the Wiltshire Design Guide and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Plans and Elevations received 13.02.26

Location Plan, Site Plans and Site Photographs received 27.03.26

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE:

The applicant is advised that the two-storey extension hereby approved shall be used solely for purposes ancillary to the enjoyment of the main dwellinghouse and shall not be used as a separate unit of accommodation or annexe at any time.